

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Andrew Schlosser and Laurie Reynolds. The meeting was attended by Borough Manager P. Michael Coll and Chloe Mohr, Community Planner, Montgomery County Planning Commission.

Chairman Huber asked for consideration of the minutes from the July 11, 2018 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Laurie Reynolds, to approve the minutes of the July 11, 2018 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber moved to the business portion of the agenda with preliminary discussion on revisions to the MUR Zoning District as they relate to the Berkeley Court conceptual development plans for the former high school site. Chloe Mohr presented a memorandum dated August 1, 2018 which provided a detailed outline of various zoning revisions that may be required. Planning Commission members discussed the various components within this memorandum, which included (1) Creating Standards for Walden Units, (2) Considerations Related to Density, (3) Requirements for a Mix of Uses within the MUR District, (4) a Variety of Miscellaneous Zoning Matter and (5) Compliance and Potential Revisions to SALDO regulations. The August 1, 2018 memorandum is attached to the minutes for further reference. Chloe Mohr will begin drafting the Zoning Ordinance revisions for further discussion and review at the next meeting.

Planning Commission members discussed the potential of residential condominiums over a more traditional commercial space on the street level, however noting that the façade of the Walden model is still appealing and these similar architectural features should be incorporated into the design of an alternative mixed use building. These recommendations will be forwarded to Souderton Borough Council for their consideration and future discussion with the developer.

Chloe Mohr distributed copies of revised outdoor dining standards and regulations. Planning Commission members suggested language regarding clean and sanitary requirements and to revise the definition of an Outdoor Dining Area without dimensional or setback requirements from right of ways.

There being no further business, the meeting was adjourned at 9:23 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary

Attachment: August 1, 2018 MCPC Memorandum, MUR District